

Microfilm Number 993682  
 Plat Cabinet Number B-532

A Partition of a portion of the North 1/2 of Section 3, Township 3 South, Range 38 East of the Willamette Meridian.

SCALE: 1"=50'

BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.



DEED REFERENCES

Volume 133 Page 235  
 Volume 159 Page 452  
 Microfilm Numbers:  
 26899 41852  
 35196 80444  
 36454 81710  
 40280 99577  
 143218

REFERENCE MATERIAL

Abstract Title Order No. 38354  
 Abstract Title Order No. 38353  
 Survey Number 21-67  
 Survey Number 01-73  
 Survey Number 65-73  
 Survey Number 21-76  
 Survey Number 45-93  
 Plat of Northwood Estates

NARRATIVE

This partition was done at the request of Sherry Nash. The exterior was previously monumented by survey numbers 21-67, 01-73, 45-93, and the plat of Northwood Estates. I found all of the boundary monuments except the most southwesterly. I replaced this monument by record distance along a bearing projected from two found monuments as shown. I placed the dividing lines between Parcels 1, 2, and 3 at the direction of Mrs. Nash. I find the existing fences away from the true property lines as shown. There is an easement called for the existing irrigation ditch in the title report, but no instrument of record is named. I show the edge of ditch as it exists. A 60' easement for ingress and egress was created in favor of Parcel 1 as shown. I find no other unusual conditions with this survey.

LEGEND

- Set 5/8" x 30" iron rebar with plastic cap marked "BGB SURVEY MARKER"
- Fnd. 5/8" rebar set by CS 21-67
- ◇ Fnd. 5/8" rebar, unless otherwise noted, set by CS 1-73
- △ Fnd. 5/8" rebar set by CS 21-76
- ▲ Fnd. 5/8" rebar with plastic cap marked "BGA SURVEY MARKER" set by CS 45-93
- Fnd. 5/8" rebar with plastic cap marked "BGA SURVEY MARKER" set by plat of "Northwood Estates"
- [ ] Record information of CS 21-67
- ( ) Record information of CS 1-73
- x-x- Existing Fence line
- - - - - Easement
- - - - - Ditch

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Gregory T. Blackman*  
 OREGON  
 JULY 13, 1973  
 GREGORY T. BLACKMAN  
 991

Renewal Date: Dec. 31, 1999

# Minor Partition Number 1999-16

Microfilm Number 992682  
Plat Cabinet Number B-532

A Partition of a portion of the North half of Section 3, Township 3 South,  
Range 38 East of the Willamette Meridian.

## SURVEYOR'S CERTIFICATE

I Gregory T. Blackman, Registered Professional Land Surveyor, hereby certify that I have correctly surveyed and platted the land within this partition map in accordance with the provisions of O.R.S. Chapter 92, being a partition of a portion of the North half of Section 3, Township 3 South, Range 38 East of the Willamette Meridian, the exterior of which being more particularly described as follows,

Beginning at the Southeast corner of Lot 26 of the plat of NORTHWOOD ESTATES.

Thence; N 0°06'00" W a distance of 315.00 feet, to the South line of White Birch Lane, also being the Northeast corner of Lot 24 of NORTHWOOD ESTATES,

Thence; N 89°51'00" E, along said South line, a distance of 30.00 feet;

Thence; N 89°02'13" E, along said South line, a distance of 352.85 feet;

Thence; S 68°46'17" E, along said South line, a distance of 128.03 feet;

Thence; N 86°59'13" E a distance of 6.51 feet;

Thence; S 43°12'27" W a distance of 303.64 feet;

Thence; S 0°04'46" W, a distance of 458.99 feet;

Thence; N 88°41'34" W, a distance of 100.00 feet;

Thence; N 0°04'25" E, a distance of 447.02 feet;

Thence; S 77°36'11" W, a distance of 204.95 feet, to the point of beginning of this description.

Said tract containing 3.69 Acres ( 160,749.5 square feet).

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S 92.050 and 92.060.

*Gregory T. Blackman*



Gregory T. Blackman, OPLS 991  
Bagett, Griffith, and Blackman  
2006 Adams Avenue  
LaGrande, OR 97850

## DECLARATION

Know all people by these presents that SHERRY NASH; is the owner of the land within this partition, more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and platted and created the easement as shown on the annexed plat, in accordance with the provisions of O.R.S. Chapter 92.

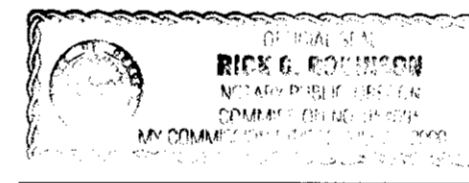
*Sherry Nash*  
Sherry Nash  
(a.k.a. Sherry Fehrenbacher)

## ACKNOWLEDGMENTS

STATE OF OREGON  
SS  
COUNTY OF UNION

Know all people by these presents, on this 17th day of MAY, 1999, before me a Notary Public in and for said County and State, personally appeared Sherry Nash, who stated that she is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

*Rick G. Robinson*  
Notary Public for  
the State of Oregon



Notarial seal

## APPROVALS

### CITY OF ISLAND CITY

Approved this 13 day of May, 1999.

*Dale DeLong*  
Dale DeLong, Island City Mayor

### UNION COUNTY ASSESSOR / TAX COLLECTOR

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 1998-1999 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by *Patty Gooderham* Date: 5/13/99  
Patty Gooderham, Union County Assessor

### UNION COUNTY SURVEYOR

Approved this 6th day of May, 1999.

*Thomas J. Hanley*  
Thomas J. Hanley, Baker County Surveyor

## FILING STATEMENT

### UNION COUNTY CLERK

State of Oregon  
SS  
County of Union

I do hereby certify that the attached minor partition plat was received for record on the 17th day of May, 1999. At 4:55 o'clock P.M. and recorded as Partition Plat No. 1999-16 Plat Cabinet No. B-532 Microfilm No. 992682 Union County Records

*R. Nellie Roque Herbert*  
Union County Clerk by *R. Church, deputy*